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JUN 24 2016

**PLANNING BOARD
GRAFTON, MA**

To: Grafton Planning Board

From: Matthew C. Homan

Re: Accessory Apartment

June 21, 2016

Our intent is to finish the existing basement at 26 Magnolia Lane in Grafton to accommodate an accessory apartment, which includes a full kitchen. The completed finished basement will consist of 845 square. The work is being designed and completed by Peter Orlando, a licensed build, and will comply with applicable codes and regulations.

The basement build-out will happen in 2 phases. The initial phase will include a bedroom, living room, recreation room, finished storage area, and full bath. The plans and permit applications for this phase have been submitted to the Grafton building inspector. This request is to begin phase 2, which will be to build-out the recreation room to create a full kitchen (to include counters, cabinets, sink, stove/oven, and refrigerator) and a dining area. Remaining area of the basement will remain unfinished storage and mechanical room (oil tank, burner and A/C).

Thank you for hearing the case and look forward the set hearing date. Should any questions arise prior to that date, please feel free to contact me with your concerns.

Sincerely,



Matthew and Stacey Homan